



CITY OF NOVI
Administrative ePacket
April 23, 2026

Council Action/Attention

[Plante Moran Realpoint Update](#)

[Shockey Consulting Novi 2050 Strategic Plan Update](#)

[Options for Recycling Fees - Herczeg](#)

[CIP Millage Proposal Education - Walsh-Molloy](#)

[Self Funded Health Insurance - Lancaster](#)

[Priority Waste Consent to Change of Control Letter](#)

Departmental Updates

[The Buzz Report](#)

[Novi Weekly Road Construction Update \(4/21 - 4/27\)](#)

For Your Information

[Q1 2026 Transit Update - Swick](#)



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #62

As of:

4/22/2026

Overall
Status

In progress

PMR Previous Activities (October 2024 – April 2026)

Design

- Bi-weekly design meetings continue to occur on Mondays.

Other

- Technology contract being circulated for signatures ~~awaiting fulfillment of insurance requirements by vendor.~~
- ~~Commissioning Agent proposals received; PMR shortlisting the field from five to three firms with follow up discussions to be scheduled. PMR looking to place this item on a May City Council agenda.~~

Upcoming Activities

Governance

- City Council's remaining approvals consist of schematic design; design development; furniture vendor; contractor bid packages; change orders (CO's) that exceed project contingency or program budget.
- FAC to approve budget transfers between projects (for example, a budget transfer from the PSB to FS 2) and use of contingency.

Design

- FAC met on 4/13 and directed PMR to continue exploring PSB site options for 1) one building with duct bank relocation and road work; 2) two buildings without duct bank relocation or road work; and 3) two buildings with duct bank relocation and road work (FS to be located on 11 Mile east of Lee BeGole).
- Open House scheduled for 5/21 for public to see FS 2 and FS 3 renderings.
- Fire Station 2 and 3 schematic design presentation scheduled for 6/8/26 City Council meeting, with FAC meeting to be scheduled the week of 6/1/26.
- ~~HED to coordinate a community Neighbors Meeting for FS 2 and FS 3 sites in Spring or Summer 2026 before site plan approval~~
- Pre-application meeting for FS 2 and FS 3 site plans scheduled with City on 4/23.
- ~~Design of PSB is contingent upon DTE approved utility relocation plan and additional site work approvals.~~

Other

- The next PMR's Owner's Meeting with Novi will be on 5/4/26.
- PMR compiling financial data into draft dashboard; aiming to send for City review the first week of May.

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

- PMR and HED working to populate necessary items for site plan approval
- Pre-app meeting for FS 2 and FS 3 will occur on 4/23/26.

City of Novi Road Project

- Approx. \$18 million, which includes property acquisition and utilities (\$11.5 million "construction cost" for the road itself)
- PMR's assumption is that it is responsible for activities within the project sites, and that utilities are available at lot line
- City will be responsible for wetlands, contaminated soils and land clearing of the identified spoils pile at the Public Safety Building Site (if needed), and relocation and/or improvements of public utilities adjacent at Lee BeGole Drive to facilitate the road improvements and PSB project.
- PMR analyzing cost-sharing financial scenarios between Public Safety Project and Road Project activities for items listed above for FAC.
- City planning on bidding road project in Spring 2026.
- City reviewing high-level timeline and budget for utility relocation due to the Road Project; DTE estimates due 4/24 ~~4/17~~

Procurement and Contracts

- Site work/land clearing to occur 3rd/4th Quarter 2026
- Targeting substantial completion of FS 2 and FS 3 by December 2027, with the PSB starting construction in 2028.
- PMR seeking approval of Mechanical/Electrical Commissioning and Furniture, Fixtures and Equipment (FFE) vendor in 2nd Quarter 2026.
- Future procurement services will include Materials Testing and Building Envelope Consultant.



City of Novi – Strategic Plan Status Update

As of: 4/23/2026

Launch	Discovery	Visioning	Scenarios / Strategies	Crafting the Plan
Completed	Completed	Underway	May-Jun	Jul-Oct

Recent Progress	Upcoming Efforts / Engagements
• Shared materials for next week’s in-person events: ○ LRSPC Agenda Packet ○ Staff Leadership Team Agenda Packet ○ Issues Sorting Exercise ○ Community Workshop Run-of-Show ○ Generation and Labor Profiles Exercises (2) • Extended Vision Survey period and will run concurrently with topic-specific surveys	• First in-person visit (4/27-28) ○ City Tour – 4/27 ○ Podcast Recording – 4/27 ○ LRSPC Workshop – 4/27 ○ Staff Leadership Team Workshop – 4/28 ○ Community Workshop – 4/28 • Review first topic-specific survey – Community Identity • Finalize strategic plan focus areas

Input Needed
• None at this time.



SHAPING TOMORROW, TOGETHER

Community Workshop

Tuesday
April 28, 6–8pm
Novi Civic Center

Sign up and participate: cityofnovi.org/Novi2050

All are welcome, no planning experience needed.

Share your vision for Novi's future!

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: JEFFREY HERCZEG, DIRECTOR OF PUBLIC WORKS
SUBJECT: OPTIONS FOR RECYCLING FEES
DATE: APRIL 16, 2026

At its February 23, 2026 meeting, City Council approved an Amendment to the City of Novi Code of Ordinance, Chapter 16, "Garbage and Refuse" to allow rates to be set by user fee to cover the cost for processing recycling, household hazardous waste collection, and tip fees that the City was supplementing out of the General Fund.

City Council has requested the fee increase also include enough to capture a fund balance for storm and disaster debris management. An ice storm in 2023 resulted in a ~\$400K expense in the General Fund to pick-up curb side debris, so the new fee collection would be used to offset any future incidents. **DPW recommends City Council adopt a fund balance policy of a minimum of \$500K for purposes of establishing reserves for a curbside emergency debris collection (similar to the Tree Fund and aligns with previous costs related to unforeseen weather events).**

The cost assumptions from RRRASOC below are used to calculate the **base rate increase of \$30.00/home** to cover the ~\$485K expenses related to recycling.

RRRASOC RECYCLING COSTS

DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 ESTIMATES	2026-27 ESTIMATES	
Member Contribution	88,980	92,275	131,822	137,095	A
HHW Costs	132,461	150,414	160,000	175,000	B
Tip Fees			86,700	173,400	A
Total	221,441	242,689	378,522	<u>485,495</u>	

A Based on FY 27 RRRASOC Proposed Budget (Feb RRRASOC Packet)

B Estimated based on HHW activity and new rates

As of April 15, 2026, the city has **13,490 residential/single family** and **2700 condo accounts** with Priority Waste. The increase in fees requires a resolution by City Council and the following are options for the FY 2026-27.

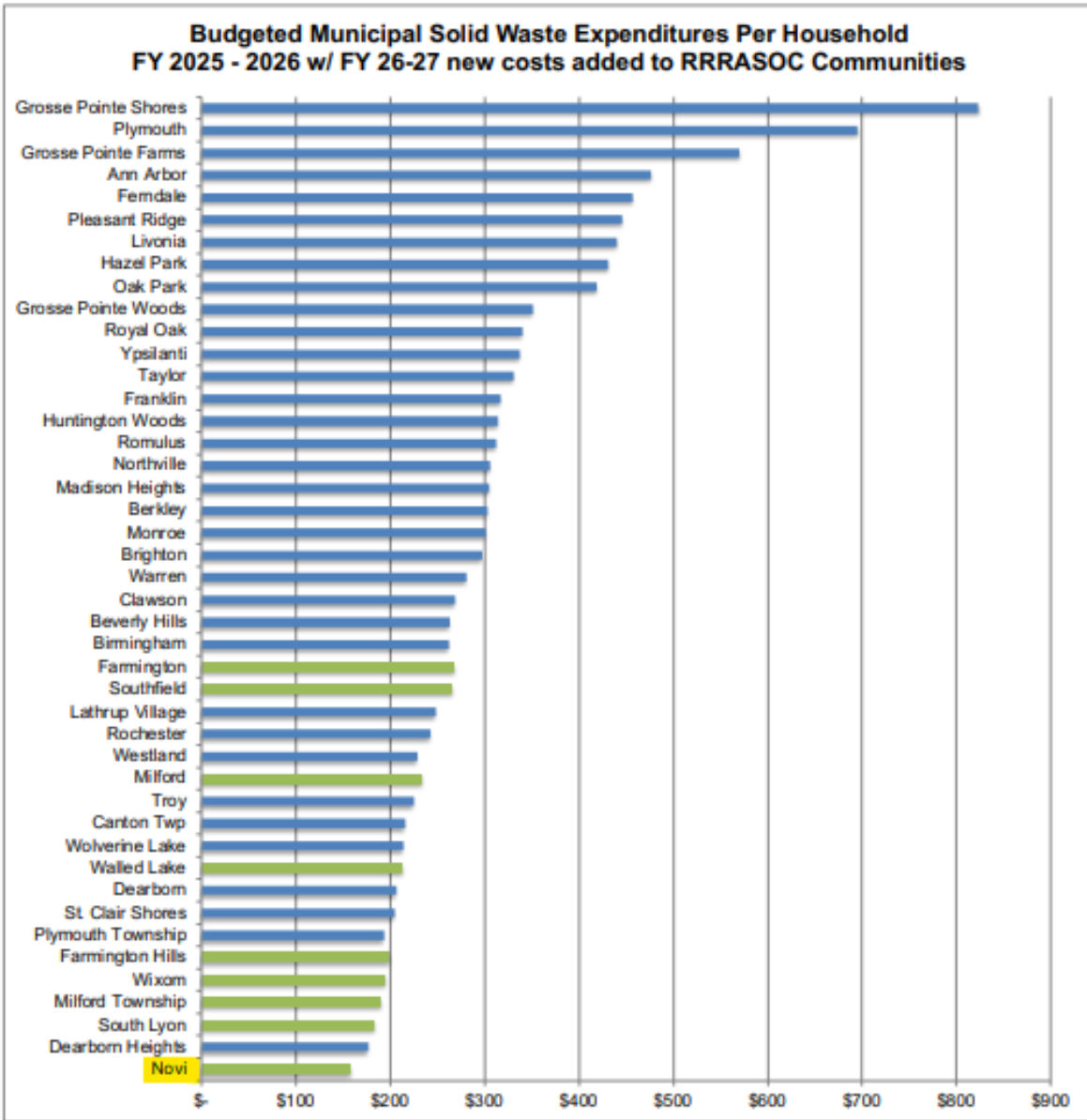
	SINGLE-FAMILY HOME RATE	CONDO RATE
Priority Waste Curbside Pickup (Solid Waste & Recycling for all; Yard Waste for homes only)	\$144.99	\$116.62
RRRASOC Recycling Costs (includes Member Contribution, Household Hazardous Waste, Tip Fees)	\$30.00	\$30.00
Emergency Debris Management Reserves		
<i>Option A- 50K Annual Collection</i>	<i>\$3.80</i>	<i>No yard waste collection</i>
<i>Option B- 100K Annual Collection</i>	<i>\$7.50</i>	<i>collection</i>
Total Annual Fee		
<i>Option A</i>	\$178.79	\$146.62
<i>Option B</i>	\$182.49	\$146.62

Since the Condo rate does not include yard waste collection, the debris charge cannot be applied to those Priority Waste accounts, therefore, they would also not be eligible for emergency debris management services (condos are generally on private streets). **Option A fee (\$179) would collect ~\$50K/year and Option B fee (\$183) would collect ~\$100K/year respectively and the condo fee (\$147) would stay constant in both scenarios. The emergency debris management fee would no longer be collected once the fund reached the minimum fund balance established.**

Option A would take **10 years**, and **Option B** would take **5 years to collect the recommended reserve funds (~\$500K)**. Option B would collect for 3 years (of the 5 total) during the existing Priority Waste agreement while contractual costs and low (Priority contract up in 2029 and prices are likely to increase) and therefore may be preferred. Alternatively, any other proposed increase (another amount different than the options presented) greater than the additional \$30.00 recycling rate would collect reserves at a multiplier of the total number of single-family home accounts (13,490) and can be considered as an alternate to the two recommendations above at City Council's direction.

With the increases, Novi's FY 2026-27 fees are still well below the regional averages for all curbside services.

See next page for chart.



Source: RRRASOC, April 2026

After direction is provided, staff will bring the Finance & Administration Committee's recommendation forward as a resolution for consideration at a future Council Meeting before July 1, 2026, the start of the new fiscal year.

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: SHERYL WALSH-MOLLOY, DIRECTOR OF COMMUNICATIONS
SUBJECT: 2026 CIP MILLAGE PROPOSAL EDUCATION
DATE: APRIL 21, 2026

As we prepare for the upcoming millage renewal initiative, I would like to provide an overview of our comprehensive community education plan. Our approach is designed to ensure residents have clear, accurate, and accessible information about the renewal and its impact on our community.

Like last year's Public Safety Facilities Bond Proposal, we are implementing a multi-faceted education plan to inform residents through various channels to maximize outreach and understanding. This plan includes:

Public Meetings and Open Houses: We will host a series of in-person events to provide residents with opportunities to ask questions and hear directly from the City team.

- Public Information Meetings are scheduled at the Civic Center (September 24), Lakeshore Park (October 6), and Library (October 10)
- Public Information Meetings to be held at Fox Run and Meadowbrook Commons
- Novi Community Fest, June 4th
- Ambassador Academy Reunion (August 26)
- HOA Leaders Annual Meeting (September 15)

Printed Materials: Informational brochures and fact sheets will be shared throughout the community and distributed at local events, HOA meetings, the library, etc. A two-page, story spread will be included in the fall Engage edition.

Digital Outreach: A web page is under development (cityofnovi.org/2026cipRenewal) which will share information regarding the continuation of the millage. We will utilize the website, social media platforms, and email newsletters to share updates, answer common questions, and direct residents to this one all-encompassing information source.

Video and Visual Content: Informational videos and infographics will be created to simplify complex details and effectively convey the bond proposal.

Community Partnerships: We will visit local service organizations, attend homeowner association meetings, and meet with local business groups to extend our reach and ensure consistent information is shared.

Our goal is to equip residents with information they need to make informed decisions while maintaining transparency throughout the process. We will continue to refine our strategy based on community feedback to ensure our outreach efforts are both effective and inclusive.

I am happy to discuss this plan further and welcome your insights as we move forward.

Get informed about the City of Novi's proposed



cityofnovi.org

Capital Improvement Program (CIP) Millage

Renewal

The Capital Improvement Program (CIP) identifies and plans Capital Improvements for maintaining the physical assets used to deliver municipal services to residents and businesses. Think of it like a funding source for some of the tools and places put to the most use by the City and the public.

This includes things like:



Parks & Trails



Fire Apparatus



Infrastructure, such as
roads & water pipes

Election Day is

November 3

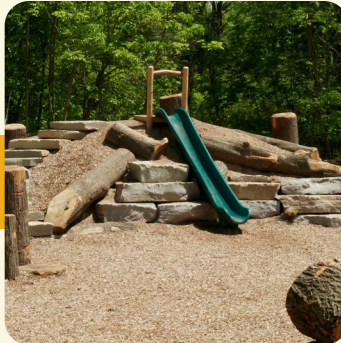
The 2016 CIP Millage, which funds infrastructure and other physical improvements and assets, expires in July 2026. The City of Novi is asking to **continue the millage** for ten years at the same 1-mill rate **with a zero tax rate increase**.

What has the current CIP Millage funded?

These are just a few of the projects completed using the 2016 CIP Millage:



Public Works Expansion & Redesign



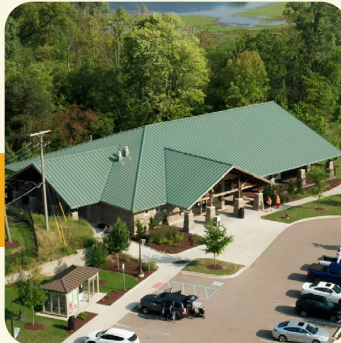
Novi Northwest Park



Jessica's Splash Pad



Fire Apparatus Replacements
(3 Engines, 1 Ladder Truck)



Lakeshore Park
Building & Renovations



Bosco Fields

More than **160** acres of parkland added

Plus...

- Greenway/ITC Trail & Sidewalk Improvements
- Boardwalk Repairs
- Pickleball Courts
- Property Acquisition & Preservation



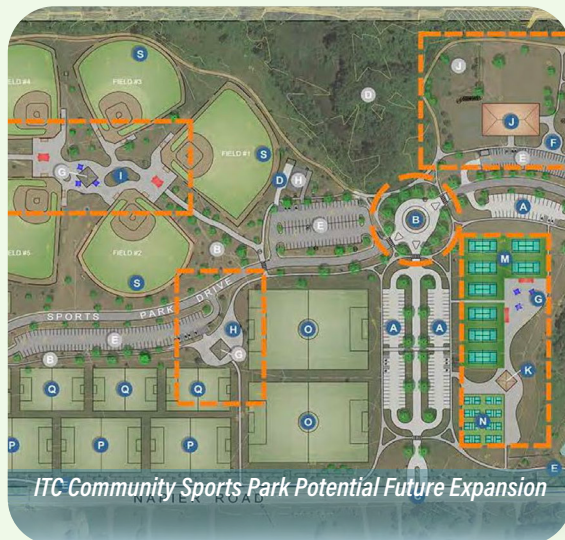
What is proposed?

A **continuation** of the current millage for another ten years, at the **same 1-mill rate**, resulting in **NO additional cost** to taxpayers.

Market Value	Taxable Value	Tax Increase
\$200,000	\$100,000	0% Continued at 1-mill
\$300,000	\$150,000	
\$400,000	\$200,000	

What kinds of things could CIP Millage funds be used for?

- ITC Park renovation and development of acquired adjacent land
- A Community Center
- Fire Apparatus
- Continued land acquisition
- Continued sidewalk/boardwalk investments
- Villa Barr Art Park enhancements
- Increased energy efficiency at City buildings





Additional FAQs

Why now?

The 2016 CIP Millage previously approved by voters expires at the end of the 2026 Fiscal Year, with the last collection in July 2026. The General Fund operating budget cannot support all of the projects and improvements that could be funded by a continuation of the CIP Millage.

What will happen if this millage renewal does not pass?

A dedicated Capital Improvement Millage can pay for the City's capital needs without adding to the overall tax burden of its residents and businesses. If it doesn't pass, community improvement projects will not have a dedicated funding source.

Will this raise my taxes?

NO. This is a continuation of the Capital Improvement Program Millage, so it will simply maintain the rate from the current expiring millage.

Are there any limitations on what the money can be used for?

Revenue from the continuation of the CIP Millage can be used only for the Capital Improvement Program and other Capital Projects. These funds are kept separate from the General Fund operating budget, which is the money the City uses for everyday operating costs.

What is the official ballot language?

"Shall Section 9.1 of the Novi City Charter be amended to authorize a millage for capital improvements and capital projects, including, but not limited to, parks and facilities, land acquisition, pathways, and apparatus (such as fire trucks, heavy equipment), with such funds not to be used for operations or payroll, in the amount of 1.0 mills (being \$1 per \$1,000 of taxable value) for a period of 10 years, starting with the July 2027 levy and resulting in the authorization to collect an estimated \$5,412,997 in the first year if approved and levied, to replace an expiring capital improvements millage?"

Yes ☐

No ☐

How can I learn more?

Attend a public information meeting:

September 24, 6-7pm

Novi Civic Center (45175 Ten Mile Road)

October 6, 6-7pm

Lakeshore Park (601 South Lake Drive)

October 10, 10-11am

Novi Public Library (45255 Ten Mile Road)

Questions? Email

communityrelations@cityofnovi.org

or visit

cityofnovi.org/2026cipRenewal



Voting Information

To find your local voting precinct, visit michigan.gov/vote.

September 24

Absent Voter ballots will be available in-person at the City Clerk's Office. First mailing of Absent Voter ballots to voters who have already submitted an application or are on the Permanent Ballot List will occur.

October 24 - November 1

Early In-Person Voting available at the Novi Civic Center from 8:30am-4:30pm, except Thursday, October 29 when hours are noon-8pm.

November 3 - Election Day

Paid for by the City of Novi

cityofnovi.org/2026cipRenewal

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: KAREN LANCASTER, FINANCE CONSULTANT
SUBJECT: SELF FUNDED HEALTH INSURANCE
DATE: APRIL 21, 2026

The City uses a self-insurance fund to pay for medical claims for employees enrolled in the Health Alliance Plan (HAP) HMO and Delta Dental. This fund, an internal service fund, is common in city government to aggregate claim costs and payments. The self-insurance fund receives revenue from all funds that have employees on the City's HAP health care plans. This fund was established in late 2019, and, as of June 30, 2025, the City has accumulated a fund balance of \$2,327,403.

Self-Insurance Coverage Explanation

A fully insured plan pays a premium to the insurance carrier. The premium rates are fixed each year based on the number of employees enrolled in the plan and their experience (historical medical and prescription usage). HAP collects the premiums and pays the health care claims based on the coverage benefits outlined in the policy purchased from the health care carriers. The covered employees (and their dependents) are responsible for paying any deductible amounts or co-payments required for covered services under the plan.

In a self-insurance arrangement, the employer assumes the risk of providing health insurance coverage for its employees. Ultimately, it means the City is responsible for paying members' eligible claims from the self-insurance fund it created and maintains. The City still contracts with insurance carriers; however, the City will not pay premiums to the carriers but will pay them to the City's self-insurance fund. When an employee visits a doctor and incurs medical costs, the costs are paid directly from the City's self-insurance fund (not by an insurance carrier). For an employee or plan participant, there is no difference in how a self-funded plan and a regular health plan operate.

Why Did the City Move to Self-Insurance?

The City wanted to ensure sustainable funding for health care. By self-funding, the City is not prepaying for medical care that employees may not need, which is often the case with traditional group health insurance. The City can also use funds from the self-insurance fund to offer employee wellness programs, which can also save money.

In addition, a self-funded health plan allows the employer and third-party consultant to see how the health plan performed throughout the year, ensuring renewal rates are not a surprise. An added benefit is that the City can smooth health care costs over several years and help prevent large spikes and dips in insurance renewal rates.

The City also has a separate insurance policy called a “stop loss insurance” to help protect the City against large claims. The stop loss policy includes a specific deductible of \$150,000 per individual, with an aggregating specific deductible of \$250,000. The aggregating specific deductible is a cumulative deductible that applies to the entire group. It requires the City to pay a specified amount above individual specific deductible, across all individuals, before the stop loss coverage kicks in for any individual claim that exceeds their specific deductible.

Once the individual or aggregate stop-loss limits are reached, the stop-loss insurance would pay any amount over and above that amount, ensuring a cap on overall costs.

The City's third-party health consultant, Gallagher, has previously recommended that the City establish a \$2 million reserve in its self-insurance fund to pay claims and to cover any catastrophic health care event. Since that time, the City has developed a claims history, and Gallagher calculates the City's *Incurred But Not Reported* (IBNR) liability. This liability is an important measure so Novi can understand the total risk of a potential claim arising that we are not currently aware of. The IBNR calculation is a standard for any self-insured entity. As of June 30, 2025, the IBNR liability was \$379,000.

Conclusion

Given the accumulation of fund balance in the self-insurance fund, and the IBNR liability calculated by Gallagher, Finance staff is comfortable rebating some of the excess fund balance back to participating funds. The rebate for fiscal year 2026-27 calculates as follows:

Fund	Amount
General Fund	\$360,332
Parks & Recreation	\$18,795
Library	\$23,275
Water and Sewer	\$25,803
Total	\$428,205

If desired, the City can re-evaluate at the conclusion of fiscal year 2025-26 to ensure the fund balance is not significantly affected.

August 20, 2025

Re: City of Novi – Medical and Prescription Drug IBNR Reserve Estimate – As of June 30, 2025

Dear City of Novi:

The following provides an uncertified estimate of Medical and Prescription Drug reserve for incurred but not reported claims (IBNR) for City of Novi's self-funded employee health plan.

Reserve Estimate

The reserve estimate as of June 30, 2025 is \$304,000 (\$379,000 including IBNR margin). The results are broken down by benefit in the table below. Details of the reserve development are provided in the attached exhibits.

	IBNR Estimate (without margin)	IBNR Estimate (with 25% IBNR margin)
HAP Medical	\$286,000	\$357,000
HAP Prescription Drug	\$18,000	\$22,000
Total	\$304,000	\$379,000

Methodology and Assumptions

The attached exhibits provide the following information for each incurred month: number of employees (exposure units), paid-to-date claims by incurred date, completion factors, incurred claims, outstanding claim reserve, and per exposure unit values.

Deriving the IBNR estimate uses a blending of methods. For more stable patterns of payments the development method is used. This method uses historical claim payment patterns to develop completion factors used to calculate monthly ultimate incurred estimates.

For the more recent months, where experience is more variable or insufficient to produce credible completion factors, a projection method is used. Thus, an estimate of ultimate incurred claims per employee per month (PEPM) is determined based on historical ultimate incurred claims.

Adjustments for claims trend, backlog and seasonality are also made where appropriate. Excess claims over stop loss insurance specific deductible limit have been removed from the medical lag triangles. The current specific deductible is \$150,000.

Run-out administrative fees are not included in this analysis.

Data

The HAP Medical analysis is based on historical data incurred and paid for the period from July 1, 2023 through June 30, 2025. Medical claims and enrollment data was provided by HAP.

The HAP Prescription Drug analysis is based on historical data incurred and paid for the period from July 1, 2023 through June 30, 2025. Prescription Drug claims and enrollment data was provided by HAP.

Reliance and Limitations

The purpose of this letter is to present the results of the reserve estimate and to document the methods and assumptions employed. This document is uncertified and its purpose is for internal budgetary use only and not intended for third parties. Any other use of this memorandum is inappropriate.

The IBNR calculation uses claims processed as of the valuation date and would not include analysis on items used (e.g., outstanding checks issued) in an Incurred but not Paid (IBNP) reserve calculation.

The estimate relies upon the accuracy of the claim and enrollment data provided by HAP. We have not independently performed a claim audit or cash flow testing. However, we have no reason to doubt the accuracy of the data at this time.

Please contact us if you have any questions.



Insurance | Risk Management | Consulting

City of Novi IBNR Analysis

Based on HAP Medical Claims Paid Through June 30, 2025

Incurral Month	Exposure Unit	Paid to Date Claims by Incurral Date	Completion Factor	Incurred Claims	Outstanding Claim Reserve	Outstanding Claim Reserve	Monthly Paid Claims	Paid to Date Claims Per Unit	Incurred Claims Per Unit	Rolling Twelve Months Incurred Claims Per Unit	Rolling Six Months Incurred Claims Per Unit	Rolling Three Months Incurred Claims Per Unit
	(Employees)		6 of 8 Months Averaging		(Before Margin)	(Margin Applied)		PEPM	PEPM	PEPM	PEPM	PEPM
Jul-23	185	\$103,020	1.0000	\$103,020	\$0	\$0	\$35,262	\$557	\$557			
Aug-23	185	\$146,016	1.0000	\$146,016	\$0	\$0	\$115,145	\$789	\$789			
Sep-23	184	\$147,164	1.0000	\$147,164	\$0	\$0	\$135,513	\$800	\$800			\$715
Oct-23	180	\$203,285	1.0000	\$203,285	\$0	\$0	\$180,754	\$1,129	\$1,129			\$904
Nov-23	178	\$176,014	1.0000	\$176,014	\$0	\$0	\$128,531	\$989	\$989			\$971
Dec-23	180	\$211,542	1.0000	\$211,542	\$0	\$0	\$209,613	\$1,175	\$1,175		\$904	\$1,098
Jan-24	186	\$212,640	1.0000	\$212,640	\$0	\$0	\$235,888	\$1,143	\$1,143		\$1,003	\$1,103
Feb-24	186	\$128,389	1.0000	\$128,389	\$0	\$0	\$165,286	\$690	\$690		\$986	\$1,001
Mar-24	185	\$219,724	1.0000	\$219,724	\$0	\$0	\$155,145	\$1,188	\$1,188		\$1,052	\$1,007
Apr-24	186	\$241,848	1.0000	\$241,848	\$0	\$0	\$321,479	\$1,300	\$1,300		\$1,081	\$1,059
May-24	188	\$232,685	1.0000	\$232,685	\$0	\$0	\$141,854	\$1,238	\$1,238		\$1,122	\$1,242
Jun-24	189	\$185,772	1.0000	\$185,772	\$0	\$0	\$224,742	\$983	\$983	\$998	\$1,090	\$1,173
Jul-24	190	\$151,592	0.9982	\$151,870	\$278	\$348	\$173,833	\$798	\$799	\$1,018	\$1,032	\$1,006
Aug-24	190	\$122,479	0.9971	\$122,832	\$353	\$441	\$118,338	\$645	\$646	\$1,005	\$1,024	\$809
Sep-24	194	\$242,259	0.9963	\$243,161	\$902	\$1,128	\$156,198	\$1,249	\$1,253	\$1,044	\$1,036	\$902
Oct-24	195	\$243,252	0.9958	\$244,282	\$1,030	\$1,287	\$304,800	\$1,247	\$1,253	\$1,055	\$1,030	\$1,054
Nov-24	196	\$461,582	0.9929	\$464,865	\$3,283	\$4,103	\$329,095	\$2,355	\$2,372	\$1,174	\$1,224	\$1,628
Dec-24	199	\$309,283	0.9908	\$312,147	\$2,864	\$3,580	\$290,096	\$1,554	\$1,569	\$1,209	\$1,322	\$1,731
Jan-25	237	\$269,460	0.9874	\$272,895	\$3,435	\$4,293	\$209,111	\$1,137	\$1,151	\$1,208	\$1,371	\$1,661
Feb-25	237	\$284,635	0.9845	\$289,124	\$4,489	\$5,611	\$455,921	\$1,201	\$1,220	\$1,249	\$1,452	\$1,299
Mar-25	233	\$376,702	0.9797	\$384,513	\$7,811	\$9,764	\$218,822	\$1,617	\$1,650	\$1,293	\$1,517	\$1,339
Apr-25	231	\$278,378	0.9457	\$294,364	\$15,986	\$19,982	\$463,966	\$1,205	\$1,274	\$1,290	\$1,514	\$1,381
May-25	229	\$207,230	0.8904	\$232,749	\$25,519	\$31,899	\$258,158	\$905	\$1,016	\$1,269	\$1,307	\$1,315
Jun-25	227	\$82,727	0.2737	\$302,299	\$219,572	\$274,465	\$210,128	\$364	\$1,332	\$1,296	\$1,274	\$1,207

Jul-23 to Jun-25	4,770	\$5,237,678	94.83%	\$5,523,199	\$285,521	\$356,902	\$5,237,678	\$1,098	\$1,158			
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12 Months Incurred Claims PEPM - 6/1/2024 to 5/31/2025	\$1,269
Midpoint of Experience Period	12/1/2024
Midpoint of Rating Period	6/15/2025
Months to Trend	6.5
Assumed Annual Trend	9.27%
Underwriting Adjustment	1.00
PEPM Trended Claims for June 2025	\$1,332

Base Claim Reserve @ 6/30/2025	\$285,521
6-Month Average Monthly Paid Claims	\$302,684
Reserve Expressed as Months of Claims	0.94
Margin Used	25.00%

This analysis is uncertified and for illustrative purposes only, and is not a guarantee of future expenses, claims costs, managed care savings, etc. There are many variables that can affect future health care costs including utilization patterns, catastrophic claims, changes in plan design, healthcare trend increases, etc. This analysis does not amend, extend, or alter the coverage provided by the actual insurance policies and contracts. Please see your policy or contact us for specific information or further details in this regard.



Insurance | Risk Management | Consulting

City of Novi IBNR Analysis

Based on HAP Prescription Drug Claims Paid Through June 30, 2025

Incurral Month	Exposure Unit	Paid to Date Claims by Incurral Date	Completion Factor	Incurred Claims	Outstanding Claim Reserve	Outstanding Claim Reserve	Monthly Paid Claims	Paid to Date Claims Per Unit	Incurred Claims Per Unit	Rolling Twelve Months Incurred Claims Per Unit	Rolling Six Months Incurred Claims Per Unit	Rolling Three Months Incurred Claims Per Unit
	(Employees)		6 of 8 Months Averaging		(Before Margin)	(Margin Applied)		PEPM	PEPM	PEPM	PEPM	PEPM
Jul-23	185	\$57,174	1.0000	\$57,174	\$0	\$0	\$25,830	\$309	\$309			
Aug-23	185	\$62,849	1.0000	\$62,849	\$0	\$0	\$85,337	\$340	\$340			
Sep-23	184	\$57,277	1.0000	\$57,277	\$0	\$0	\$43,268	\$311	\$311			\$320
Oct-23	180	\$81,555	1.0000	\$81,555	\$0	\$0	\$77,980	\$453	\$453			\$367
Nov-23	178	\$49,180	1.0000	\$49,180	\$0	\$0	\$68,855	\$276	\$276			\$347
Dec-23	180	\$54,222	1.0000	\$54,222	\$0	\$0	\$50,232	\$301	\$301		\$332	\$344
Jan-24	186	\$61,596	1.0000	\$61,596	\$0	\$0	\$70,637	\$331	\$331		\$335	\$303
Feb-24	186	\$32,199	1.0000	\$32,199	\$0	\$0	\$28,774	\$173	\$173		\$307	\$268
Mar-24	185	\$37,538	1.0000	\$37,538	\$0	\$0	\$40,047	\$203	\$203		\$289	\$236
Apr-24	186	\$73,472	1.0000	\$73,472	\$0	\$0	\$60,547	\$395	\$395		\$280	\$257
May-24	188	\$48,701	1.0000	\$48,701	\$0	\$0	\$54,237	\$259	\$259		\$277	\$286
Jun-24	189	\$60,482	1.0000	\$60,482	\$0	\$0	\$33,146	\$320	\$320	\$306	\$280	\$324
Jul-24	190	\$50,702	1.0000	\$50,702	\$0	\$0	\$74,974	\$267	\$267	\$302	\$270	\$282
Aug-24	190	\$41,895	1.0000	\$41,895	\$0	\$0	\$50,845	\$221	\$221	\$292	\$277	\$269
Sep-24	194	\$54,470	1.0000	\$54,470	\$0	\$0	\$51,158	\$281	\$281	\$289	\$290	\$256
Oct-24	195	\$57,167	1.0000	\$57,167	\$0	\$0	\$55,417	\$293	\$293	\$277	\$273	\$265
Nov-24	196	\$50,255	1.0000	\$50,255	\$0	\$0	\$49,278	\$256	\$256	\$275	\$273	\$277
Dec-24	199	\$51,289	1.0000	\$51,289	\$0	\$0	\$56,278	\$258	\$258	\$271	\$263	\$269
Jan-25	237	\$69,454	1.0000	\$69,454	\$0	\$0	\$66,387	\$293	\$293	\$269	\$268	\$271
Feb-25	237	\$41,237	1.0000	\$41,237	\$0	\$0	\$46,818	\$174	\$174	\$267	\$257	\$241
Mar-25	233	\$85,988	1.0000	\$85,988	\$0	\$0	\$79,394	\$369	\$369	\$281	\$274	\$278
Apr-25	231	\$75,915	1.0000	\$75,915	\$0	\$0	\$71,767	\$329	\$329	\$277	\$281	\$290
May-25	229	\$100,751	1.0000	\$100,751	\$0	\$0	\$87,100	\$440	\$440	\$293	\$311	\$379
Jun-25	227	\$42,498	0.7067	\$60,139	\$17,641	\$22,051	\$69,560	\$187	\$265	\$289	\$311	\$345

Jul-23 to Jun-25	4,770	\$1,397,866	98.75%	\$1,415,507	\$17,641	\$22,051	\$1,397,866	\$293	\$297			
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12 Months Incurred Claims PEPM - 6/1/2024 to 5/31/2025	\$293
Midpoint of Experience Period	12/1/2024
Midpoint of Rating Period	6/15/2025
Months to Trend	6.5
Assumed Annual Trend	11.74%
Underwriting Adjustment	0.85
PEPM Trended Claims for June 2025	\$265

Base Claim Reserve @ 6/30/2025	\$17,641
6-Month Average Monthly Paid Claims	\$70,171
Reserve Expressed as Months of Claims	0.25
Margin Used	25.00%

This analysis is uncertified and for illustrative purposes only, and is not a guarantee of future expenses, claims costs, managed care savings, etc. There are many variables that can affect future health care costs including utilization patterns, catastrophic claims, changes in plan design, healthcare trend increases, etc. This analysis does not amend, extend, or alter the coverage provided by the actual insurance policies and contracts. Please see your policy or contactus for specific information or further details in this regard.



April 15, 2026

City of Novi
Attn: Victor Cardenas, City Manager
45175 W 10 Mile Road
Novi, MI 48375

RE: Consent to Change of Control

Dear Mr. Cardenas,

We previously communicated that we have received the support of our key financial stakeholders, including TPG and Ares Capital, who are committed to the business and ensuring our financial stability. As you may know, TPG is a \$300 billion asset manager with experience in our industry. As per our recent conversation, TPG is investing millions of dollars into our business to strengthen our long-term financial position. Priority Waste intends to deploy this capital to position ourselves for success and bolster our ability to continue providing premier service to our customers on a long-term basis, including by funding truck purchases and our Indian Summer recycling center.

Once the transaction is effectuated, there will be a change in our ownership structure, though our services to you will continue uninterrupted. TPG, which will be our primary equity owner at the close of the transaction, is a long-time lender and partner to our team. They know our leaders, business, and operations well. With TPG's deep knowledge of the waste and environmental services business, we will have a partner who understands the unique needs of municipal customers and is committed to helping us be an industry leader. Our leadership team will continue to work with you just as we have, and we expect there to be no impact to our operations as a result of the agreement, transaction, and change in the ownership structure.

Attached is a written consent form that we ask you to review and return. This type of consent is a routine and customary part of transactions like this one. We don't anticipate any changes to the terms or scope of our agreements with you, and we are committed to making this as straightforward and seamless as possible by working closely with you every step of the way.

Our focus remains on our commitment to delivering the highest quality services for our customers and the communities we serve. We will continue to provide updates as there is information to share.

We appreciate your continued support of Priority Waste.

Sam Caramagno

VP Municipal Relations



Consent to Change of Control

Priority wishes to inform you that it has entered into a transaction pursuant to which TPG, a global asset manager with over \$300 billion in assets under management on behalf of pension funds, corporations, foundations, sovereign wealth funds, and individual investors, will acquire a controlling equity interest in Priority (the "Transaction").

The Transaction constitutes a change of control at the equity ownership level of Priority. Importantly:

- Priority Waste LLC will remain the contracting party under the Agreement
- There will be no assignment of the Agreement to a different operating entity
- All services will continue to be provided by Priority without interruption

Following the closing of the Transaction:

- Priority will continue to perform all obligations under the Agreement
- There will be no change to Priority's service standards or operational commitments
- All existing terms and conditions of the Agreement will remain in full force and effect

To the extent that the Agreement requires notice and/or consent for a change of control, we respectfully request that you:

1. Acknowledge and consent to the Transaction; and
2. Confirm that such change of control does not constitute a default or termination event under the Agreement

By providing such consent, you agree that:

- The Transaction is permitted under the Agreement
- No additional approvals, notices, or waiting periods are required under your Agreement
- The Agreement shall continue uninterrupted following the closing of the Transaction

For the avoidance of doubt:

- This Transaction does not constitute an assignment of the Agreement
- The Agreement remains unchanged except for the indirect change in ownership of Priority
- All of your rights and obligations under the Agreement remain fully enforceable

Your consent will become effective as of the closing date of the Transaction.

We appreciate your continued partnership and are confident that this Transaction will further strengthen Priority's ability to deliver high-quality service.



If you have any questions, please contact Sam Caramagno, VP of Municipal Relations, 734-812-5732, scaramagno@prioritywaste.com.

Very truly yours,

Priority Waste LLC

By: _____
Name: Vincent Hoyumpa
Title: Interim Chief Executive Officer
Date:

AGREED AND CONSENTED TO:

City of Novi

By: _____
Name:
Title:
Date:

Buzz Report

April 23, 2026



Hot Topics:

- **State Representative Breen Hosting May Event at Novi Civic Center**
Michigan State Representative Kelly Breen will be hosting a Roundtable Discussion event in the Banquet Quarter of the Novi Civic Center on Friday, May 15th from 2:30 - 4:30PM.
- **New Informational Webpage for Public ROW and Telcom Providers Launched**
In light of the increase in telecommunications utility work in various areas throughout the City and the increased questions on the matter from residents the City has launched a webpage (<https://cityofnovi.org/row>) to help educate on the topic. The webpage explains public right-of-way (ROW), how the Michigan Metro Act applies to the Telcom providers and local government, provides answers to Frequently Asked Questions, and provides contacts for the Telcom companies currently doing work.
- **Eight Mile Bridge over CSX Railroad**
City staff recently attended a virtual pre-construction conference with the Wayne County Department of Public Services (WCDPS) and their contractor, E. C. Korneffel Company, regarding the \$3M bridge deck replacement project on 8 Mile Road over the CSX Railroad. The tentative schedule is to close the bridge completely on March 2, 2026, and to reopen for traffic on August 15, 2026 (5 ½ months). Access from Novi Road and to Brickscape Drive will remain open throughout the construction.

Great Lakes Water Authority (GLWA) Status Update:

14 MILE TRANSMISSION WATER MAIN REPLACEMENT: Northbound and southbound Novi and Decker Roads have been reopened to traffic at 14 Mile Road. **Mainline pipe is now installed and complete.** Crews are now focused on filling, flushing, cleaning, sanitizing, and testing the new main which should take another two weeks. Once the new main is brought back on line, the contractor will begin preparations for the 14 Mile Road restoration.
<https://www.glwater.org/14milemainproject/>

Road Construction Projects:

At City Council's request the Administrative ePacket will now include the Weekly Road Construction Updates put together by our Department of Public Works engineering team. This same information is used to update the Better Roads Ahead section of the City webpage in a more easily digestible format for the public <https://cityofnovi.org/betterroadsahead/>

Community and Economic Development Project Updates:

Map of Development projects

- **Supra Revolving Sushi (Former Bar Louie) – 12 Mile Crossing**
The space recently vacated by Bar Louie is set to become a new revolving sushi restaurant. Initial permits have been issued. There is not yet a timeline for when they plan to open.
- **Central Park South – Beck Road, South of Grand River Ave**
The former Central Park Estates project has been redesigned and is being treated as a new project by planning. New multiple-family development with 106 units in a single 5-story building. The site improvements include parking on the first level of part of the building, garages, and related open spaces. Awaiting submission of Final Site Plan for review.
- **Providence Meadows – Grand River Ave, West of Providence Parkway**
Proposed rezoning of 31 acres from Light Industrial to High Density Multiple Family to develop 161 townhome units. Next steps will be initial PRO Plan consideration by ~~Planning Commission~~ and City Council. At the January 14th Planning Commission meeting this project received initial feedback (no votes were taken) and will come before Council soon for their initial input (again, *not* for action, just initial feedback).
- **Grand-Beck Development – Grand River east of Beck Road**
Fuel station, convenience store, and Clean Express car wash to be built on a vacant parcel. Preliminary Site Plan has been approved by the Planning Commission. Awaiting submission of Final Site Plan for review. Estimated Completion Date: Unknown
- **Taft Knolls III – Taft Rd, north of 10 Mile Rd**
The Site plan for a Single-Family Residential Development of 13 new homes is now under construction.
- **North Eight Kitchen & Cocktails (Former Border Cantina) – Novi Road north of Eight Mile**
New restaurant by the owners of Benstein Grille in Commerce. Modified site plan with building additions and remodel has been approved by Planning Commission and Zoning Board. Interior Demolition work has commenced as of September. A Foundation-only permit has been issued for the exterior additions.
Estimated Completion Date: Unknown
- **Novi 10 (10 Mile and Novi Road)**
The applicant for the proposed development at 10 Mile and Novi Road has returned with a revised concept for their proposal. The drafting of their PRO agreement is underway.
- **Novi Acres (FKA Station Flats)**
The owners of the property in between Target and Sam's recently submitted a new Preliminary Site Plan, under the new name of Novi Acres. The previously planned project, known as Station Flats, has been scuttled.
- **Camelot Parc/Avalon by Village of Stonebrook**
Townhomes for sale with garages, fewer units (currently zoned PSLR so a special land use approval will come before council for a decision). They last went before City Council on [February 23rd](#) for a tentative approval of their PSLR Agreement and Concept plan.

- **El Car Wash** (Former PNC Bank) – Grand River Ave/12 Mile Rd
Complete and now open.
- **El Car Wash # 2** (former Original \$6 Car Wash) - Novi Road and 96
Permits have been issued
- **Cantaritos Fiesta Mexican Restaurant** (Former Chili's Grill & Bar) – 8 Mile/Haggerty Road
The former Chili's location in the City's southeast corner is planned to soon become a new Mexican restaurant following necessary renovations and upgrades to the interior of the building. *Estimated Completion Date: Late spring 2026*
- **Raising Cane's Chicken Fingers** (Former Wendy's) – Novi Rd/Grand River Ave
The Louisiana-based fast food chain Raising Cane's is planning to take over the space in the near future. Permits issued.
*Estimated Completion Date: **Late 2026***
- **Primrose School** (Former Whitehall nursing home) – 10 Mile/Novi Road
The former Whitehall nursing home at 43455 Ten Mile Rd has been demolished and Primrose School, a 13,586 square feet private preschool and daycare center, is [now completed](#).
- **Transformco (Former Sears at Twelve Oaks)**
Spaces for [a Dicks House of Sport, Round 1 Arcade and Bowling, and Primark](#). Nearly all the external work has been completed. A Revised Structural package has been approved and work is now underway. *Estimated Completion Date: **Spring/Summer 2026***

Ordinance Enforcement Updates:

- **DICE (24555 Novi Rd):** Community Development continues to work with them to clean up graffiti on the back of the building. Their plans for a car wash are set to expire very soon.

Frequently Asked Questions:

None at current



2026 WEEKLY CONSTRUCTION UPDATE

April 21 through April 27

*Please note: Any indication of a project's schedule is only an estimate.
Construction work could be delayed by many factors, such as inclement weather.



PROJECT STATUS

YELLOW	- NOT STARTED	GREEN	- ACTIVE
RED	- STOPPED OR DELAYED	BLACK	- COMPLETE

COUNTY PROJECTS

Project: **NOVI ROAD RECONSTRUCTION/REHABILITATION (8 MILE TO 9 MILE ROADS)**

Prime Contractor: Dan's Excavating, Inc.

Start: April 15, 2025

End: November 15, 2026

Consultant: RCOC - In-House Project Management

Description: See attached link to the right for RCOC construction updates.

<https://www.rcocweb.org/698/Novi-Road-8-Mile-Road-to-9-Mile-Road>

The Road Commission for Oakland County (RCOC), in partnership with the cities of Novi and Northville, will rehabilitate and reconstruct Novi Road, from 8 Mile to 9 Mile Roads. Phase 1 - relocate utilities (DTE, Consumers, AT&T, etc.) in spring of 2025 - **COMPLETE**; Phase 2 - reconstruct the 'curve' between 8 Mile Road and Allen Drive in summer/fall of 2025 - **COMPLETE**; and **Phase 3 - rehabilitate the remainder of Novi Road from Allen Drive to 9 Mile Road, in 2026. Plans are also to add a continuous center left turn lane throughout the entire section of Novi Road as well as the installation of a High-Intensity Activated Crosswalk or HAWK pedestrian signals, located just north of Galway Drive.**

Traffic Control/DeIours: Pg 4 of 9 - Detour map attached as an appendix

Phase 3 - the contractor will maintain one-way, southbound traffic only. Northbound traffic will be detoured to Haggerty, 10 Mile, and back to Novi Road.

Work Status:

Construction, closure and detour started on Monday, March 30th. Contractor is working on the southbound side first and have shifted southbound traffic on the northbound side for the first stage.

Project: **BASE LINE OR 8 MILE ROAD/CSX RAILROAD BRIDGE DECK REPLACEMENT**

Prime Contractor: E.C. Koneff Co.

Start: March 2, 2026

End: August 15, 2026

Consultant: In-House WCDPS Project Management Staff

Description: See attached link to the right for WCDPS construction updates.

<https://www.waynecounty.com/departments/public-services/roads/road-construction-updates.aspx>

The Wayne County Department of Public Services (WCDPS) will be completing the final stage (Stage 3) of construction on 8 Mile Road between Haggerty and Novi Roads which is the bridge rehabilitation and bridge deck replacement at the CSX/Lake State Railway. Stage 1 was the concrete rehabilitation from Haggerty Road to just west of Meadowbrook Road. Stage 2 was completed late last year, milling the existing concrete and placing new asphalt pavement over the top from just west of Meadowbrook Road to the CSX bridge.

Traffic Control/DeIours: Pg 5 of 9 - Detour map attached as an appendix

8 Mile Road will be completely closed in both directions at the CSX/Lake State Railway bridge for the full duration of the project. The detour for westbound traffic will be Haggerty Road, south to 6 Mile Road, to Beck Road, and back to 8 Mile Road. Eastbound traffic will be in the reverse.

Work Status:

The closure and construction began on Monday, March 2nd. The contractor is progressing well.

Project: **12 MILE ROAD REHABILITATION (NOVI ROAD TO FARMINGTON ROAD)**

Prime Contractor: TBD

Start: July 1, 2026

End: October 30, 2027

Consultant: Internal RCOC Design and Inspection Staff

Description:

<https://www.rcocweb.org/713/12-Mile-Road-Novi-Road-to-Farmington-Road>

The Road Commission for Oakland County (RCOC) in cooperation with the cities of Novi and Farmington Hills will be rehabilitating 12 Mile Road from Novi Road to Farmington Road over the course of two years, in four, distinct stages (see attached 'Staging Plan'). Stage 1 will take place this summer on the concrete portion of 12 Mile Road between Novi and Meadowbrook Roads and the asphalt portion between just east of Halsted Road and Farmington Road. The plan is to repair the outer lanes first, then repair the inner lanes.

Traffic Control/DeIours: Pg 6 of 9 - Staging plan attached as an appendix

The contractor will maintain at least one lane, in each direction throughout the duration of the first stage.

Work Status:

The contract is currently out to bid. Bid opening is scheduled for May 1st. So, probably a mid-June start for Stage 1.

Project: **GLWA's 14 MILE TRANSMISSION WATER MAIN REPLACEMENT**

Prime Contractor: Ric-Man Construction, Inc.

Start: January 12, 2026

End: April 30, 2026

Consultant: Brown & Caldwell and DLZ Corporation

Description:

<https://www.glwawater.org/14millionaproject/>

The Great Lakes Water Authority (GLWA) in cooperation with the Road Commission for Oakland County (RCOC) and the cities of Novi, Walled Lake, Commerce Township, Wixom, and Farmington Hills will be replacing and/or rehabilitating the 42-inch water transmission main along 14 Mile Road from roughly East Lake Drive to M-5. This construction will constitute rehabilitation of certain portions with a Carbon Fiber Reinforced Polymer (CFRP) repair, mainly through the Walled Lake and Wixom areas. All other areas will be an outright replacement pipe.

Traffic Control/DeIours: Pg 7 of 9 - Closure and Detour plans attached as an appendix

14 Mile Road (East Lake Drive to M-5) is still currently closed to eastbound traffic while maintaining westbound traffic.

Work Status:

Northbound and southbound Novi and Decker Roads have been reopened to traffic at 14 Mile Road. Mainline pipe is now installed and complete. Crews are now focused on filling, flushing, cleaning, sanitizing, and testing the new main which should take another two weeks. Once the new main is brought back on line, the contractor will begin preparations for the 14 Mile Road restoration.

Project: **2026 BRIDGE PREVENTATIVE MAINTENANCE PROGRAM - NOVI ROAD OVER THE CSX RAILROAD**

Prime Contractor: TBA

Start: July 15, 2026

End: August 15, 2026

Consultant: Internal RCOC Design and Inspection Staff

Description: See attached link to the right for RCOC construction updates.

<https://www.rcocweb.org/666/Bridge-Preventative-Maintenance>

The Road Commission for Oakland County (RCOC) has developed a Preventative Maintenance Program for several of their bridges that does not warrant rehabilitation or replacement. These programs are less intrusive while also extending the usable life of the bridge which is more cost-effective in the long term. One of the bridges selected is the Novi Road bridge over the CSX Railroad tracks, just south of the Main Street/Bond Street intersection.

Traffic Control/DeIours: N/A - Detour map is attached as an appendix

The County's contractor will maintain one lane in each direction for the duration of the project.

Work Status:

The contract will go out to bid in the coming months. Construction is slated for mid-summer.

CITY PROJECTS

Project: BECK ROAD RECONSTRUCTION (GRAND RIVER AVENUE TO 11 MILE ROAD)		
Prime Contractor: Dan's Excavating, Inc.		
Start: April 6, 2026		
End: November 1, 2026		
Consultant: AECOM-Great Lakes		
Description:		
Through MDOT's Local Agency Project office and federal funding program (\$3.6 Million), the City will be reconstructing and widening Beck Road from Grand River Avenue to 11 Mile Road to five lanes. The plan is to first locate and lower the existing 16-inch and 24-inch water mains in order to install a new large diameter culvert under Beck Road, just south of Heritage Drive. The contractor will begin installing a new storm sewer network along the western edge of Beck Road before construction begins on the road widening. There will also be improvements made to the signalized intersection to the hospital and ADA sidewalk upgrades throughout.		
Traffic Control/Detours:	Pg 8 of 9	- Detour map attached as an appendix
Most of the preparatory work will be performed off the edge of the roadway. Drivers can expect to see minor lane closures or lane shifts under flag control for this work. Once the actual road work begins, Beck Road will be open to southbound traffic only; most northbound traffic will be detoured using 10 Mile, Novi Road, and Grand River Avenue. Local traffic will still be able to use northbound Beck Road north of 10 Mile, but there is a hard closure just south of 11 Mile Road.		
Work Status:		
The contractor has milled out the existing asphalt in the southbound lanes as well as begun construction of the new 43" X 65" elliptical cross culvert just south of Heritage Drive. The east half of the culvert is installed and the contractor poured some temporary concrete over that part of the trench. Traffic has been shifted over to the east side in order to finish constructing the west half. Over the coming weeks, the contractor will be constructing new storm sewer along the west side of Beck Road.		
Project: NOVI ROAD MEDIAN ISLAND CONVERSION (12 MILE TO 13 MILE)		
Prime Contractor: Santos Cement Co.		
Start: June 8, 2026		
End: August 1, 2026		
Consultant: Spalding DeDecker		
Description:		
The City will be providing improvements to the center median islands on Novi Road, between 12 Mile and 13 Mile Roads. Improvements will be to deconstruct the current, natural, sunken islands with newly raised, decorative concrete islands along with planter boxes for small bushes and trees.		
Traffic Control/Detours:	N/A	- Detour map attached as an appendix
One lane of traffic in each direction (outer lanes) will be provided at all times during construction. No closures or detours are expected for this work.		
Work Status:		
The contractor, Santos Cement, will plan on starting construction on June 8th after school lets out for the summer. Construction is expected to take approximately two months to complete.		
Project: VILLAGE WOOD ROAD RECONSTRUCTION (CRANBROOKE DRIVE TO HAGGERTY ROAD)		
Prime Contractor: Fanson Company, Inc.		
Start: June 6, 2026		
End: September 30, 2026		
Consultant: AECOM-Great Lakes		
Description:		
The City's contractor, Fanson Company, Inc., will reconstruct Village Wood Road from Cranbrooke Drive to Haggerty Road with new asphalt, concrete curb and gutter, enclosing the ditches, improved storm sewer network, and adding a new, 6-foot wide concrete sidewalk along the north side of the roadway.		
Traffic Control/Detours:	Pg 9 of 9	- Detour map attached as an appendix
Eastbound traffic will be maintained at all times, no matter which side of the roadway is being worked on. Westbound traffic will be detoured south on Haggerty Road, west on 9 Mile Road, north on Cranbrooke Drive, and back to Village Wood Road for the duration of the project.		
Work Status:		
The contractor will begin setting up the westbound detour and demolition work in early June after school lets out for the summer. Construction is expected to take approximately 4 months to complete.		
Project: 2026 NEIGHBORHOOD ROAD PROGRAM - ASPHALT STREETS (CONTRACT #1)		
Prime Contractor: TBD		
Start: July 1, 2026		
End: November 15, 2026 (Overall Program Completion)		
Consultant: OHM-Advisors		
Description:		
This will be the first contract and the first year of a 2026-27 program whereby the City of Novi will be performing asphalt road work (full reconstruction, rehabilitation, and/or repair) on the following asphalt street segments: full list of streets forthcoming.		
Traffic Control/Detours:	N/A	- detour map attached as appendix
Work Status:		
Project: 2026 NEIGHBORHOOD ROAD PROGRAM - ASPHALT STREETS (CONTRACT #2)		
Prime Contractor: TBD		
Start: July 1, 2026		
End: November 15, 2026 (Overall Program Completion)		
Consultant: OHM-Advisors		
Description:		
This will be the second contract and the first year of a 2026-27 program whereby the City of Novi will be performing asphalt road work (full reconstruction, rehabilitation and/or repair) on the following street segments: full list of streets forthcoming.		
Traffic Control/Detours:	N/A	- Detour map attached as an appendix
Work Status:		

CITY PROJECTS

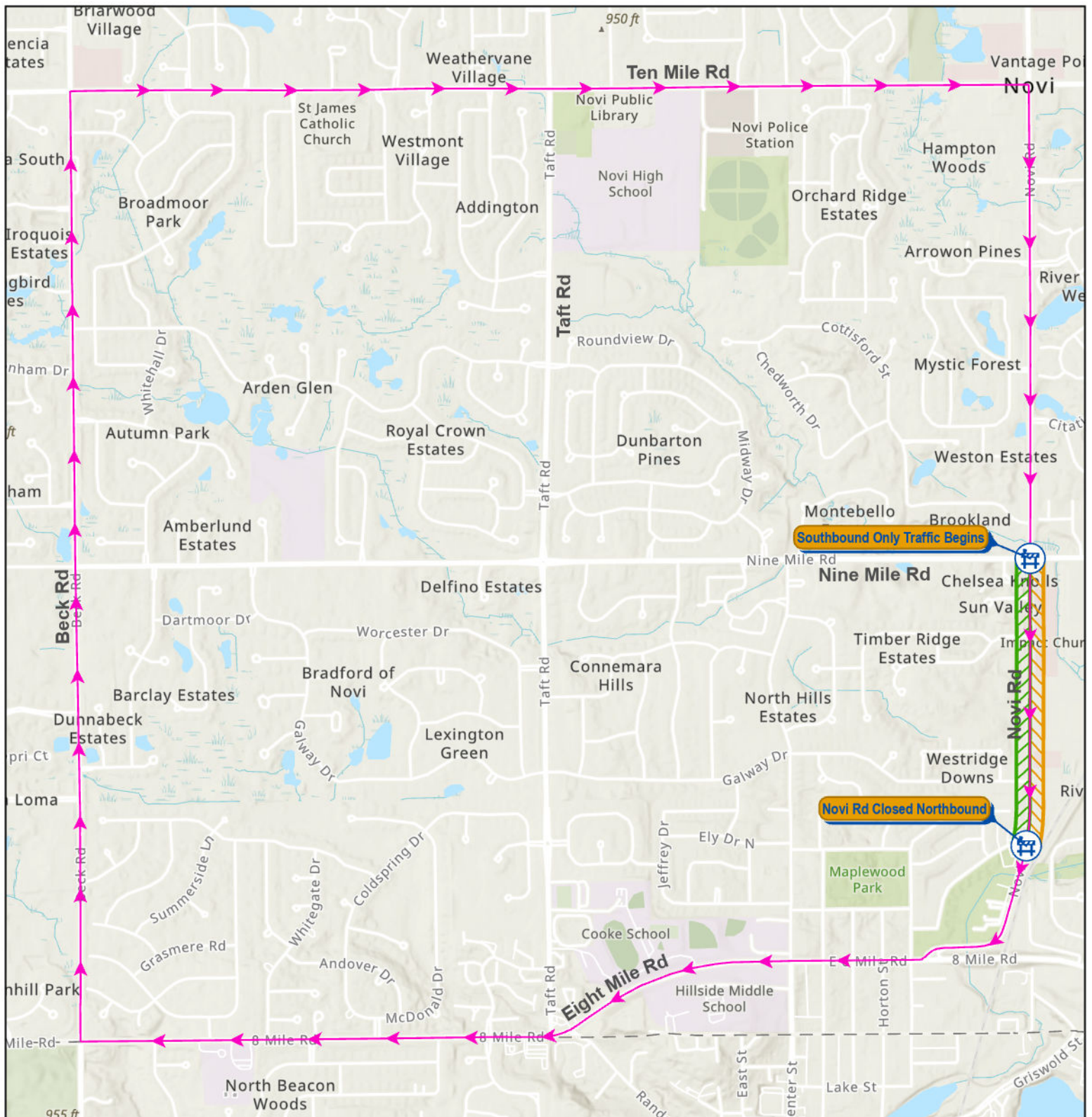
Project: CEDAR SPRING ESTATES WATER MAIN LINING		
Prime Contractor: FER-PAL Construction USA, LLC		
Start: May 1, 2026		
End: July 1, 2026		
Consultant: OHM-Advisors		
Description: The Cedar Spring Estates subdivision has experienced numerous water main breaks over the last decade due to corrosion and deterioration of the existing ductile iron pipe. Instead of a full replacement of the water main which would involve significant excavation and disturbance to the adjacent lands and roadways, the City will be undertaking a placement of a cured-in-place pipe (CIPP) lining of approximately 5,000 feet of 8-inch and 600 feet of 12-inch water main. The project will also involve the replacement of existing valves and hydrants. A temporary water service will be provided to the residents prior to and during construction.		
Traffic Control/Dehors:	N/A	- Detour map attached as an appendix
Depending on the locations of work which will vary, there may be some minor lane closures, but two-way traffic will be maintained at all times.		
Work Status: Contractor has been selected and should have a pre-construction conference shortly to discuss schedule.		

Project: SOUTHWEST WATER MAIN LOOP (BECK, 8 MILE & NAPIER)		
Prime Contractor: TBD		
Start: June 15, 2026		
End: October 15, 2026		
Consultant: OHM-Advisors		
Description: The 2014 Water Master Plan Update identified a large area of the southwest quadrant of the City as having low or insufficient water pressure and fire protection. Therefore, this project will expand the "Island Lake Pressure District" by providing a "looped" water main connection between 8 Mile Road, Napier Road, 10 Mile Road, and Beck Road. The project will involve constructing approximately 16,800 feet of 12-inch ductile iron water main between 8 Mile Road and 10 Mile Road, through the ITC Sports Park, along Beck Road, and Napier Road.		
Traffic Control/Dehors:	N/A	- Detour map attached as an appendix
No detours will be necessary for this project, but will involve a moving or "rolling" lane closure as the work progresses along the roadway. The lane closures will be protected along with flagging personnel.		
Work Status: Plans are currently being finalized and will soon go out to bid.		

Project: 2026 CONCRETE PANEL REPLACEMENT PROGRAM		
Prime Contractor: TBD		
Start: July 1, 2026		
End: October 15, 2026		
Consultant: OHM-Advisors		
Description: The City has identified several neighborhood concrete streets with discrete areas or singular panels exhibiting severe cracking or deterioration that is need of replacement, rather than rehabilitating or reconstructing the roadway at great costs.		
Traffic Control/Dehors:	N/A	- Detour map attached as an appendix
No detours will be necessary for this project, but may involve a small, distinct lane closure at the specific work area. The lane closures will be protected with traffic cones and barrels along with flagging personnel while the work is actively in progress.		
Work Status: The approved list of streets are being finalized and the project will go out to bid in the coming months.		

Project: VILLA BARR PARK CONCRETE PATHS		
Prime Contractor: Mattioli Cement Company, Inc.		
Start: May 1, 2026		
End: June 15, 2026		
Consultant: AECOM-Great Lakes		
Description: City Council requested the paving of the pathways at Villa Barr Park to increase accessibility. Concrete will be placed over the existing aggregate paths as well as providing a new concrete loop around the existing pond.		
Traffic Control/Dehors:	N/A	
No detours will be necessary for this work. The park will be closed during the duration of this project which is approximately 30 to 45 days.		
Work Status: The contractor will mobilize to the site as soon as the weather allows and the ground conditions warrant construction equipment.		

Project: ITC PATHWAY AND BOARDWALK CONNECTION TO BOSCO FIELDS		
Prime Contractor: L.J. Construction Company		
Start: February 25, 2026		
End: May 15, 2026		
Consultant: AECOM-Great Lakes		
Description: Through MDOT's Local Agency Project office and federal funding program through SEMCOG (\$230,000), the City will be constructing a pathway between the existing ITC Trail and Bosco Fields Park. Construction will involve the placement of a hot-mix asphalt shared use path from the existing ITC Trail, south of 11 Mile Road, easterly to Bosco Fields Park, connecting to Beck Road, including approximately 600 feet of a 14-foot-wide boardwalk.		
Traffic Control/Dehors:	N/A	- Detour map attached as appendix
No detours or closures will be necessary for this project. A small area of the southwestern portion of Bosco Fields will be quartered-off for staging of contractor equipment.		
Work Status: The tree subcontractor has completed the removal of all trees, stumps and roots within the proposed pathway/boardwalk limits. On April 20th, the helical pier subcontractor began drilling-in boardwalk piers.		



Novi Rd is **closed to northbound traffic** from Allen Dr to 9 Mile Rd for the duration of this project.

Northbound traffic should navigate around this closure using 8 Mile Rd to Beck Rd to 10 Mile Rd and back to Novi Rd.

- Detour Route
- CLOSED to Traffic
- OPEN to Traffic

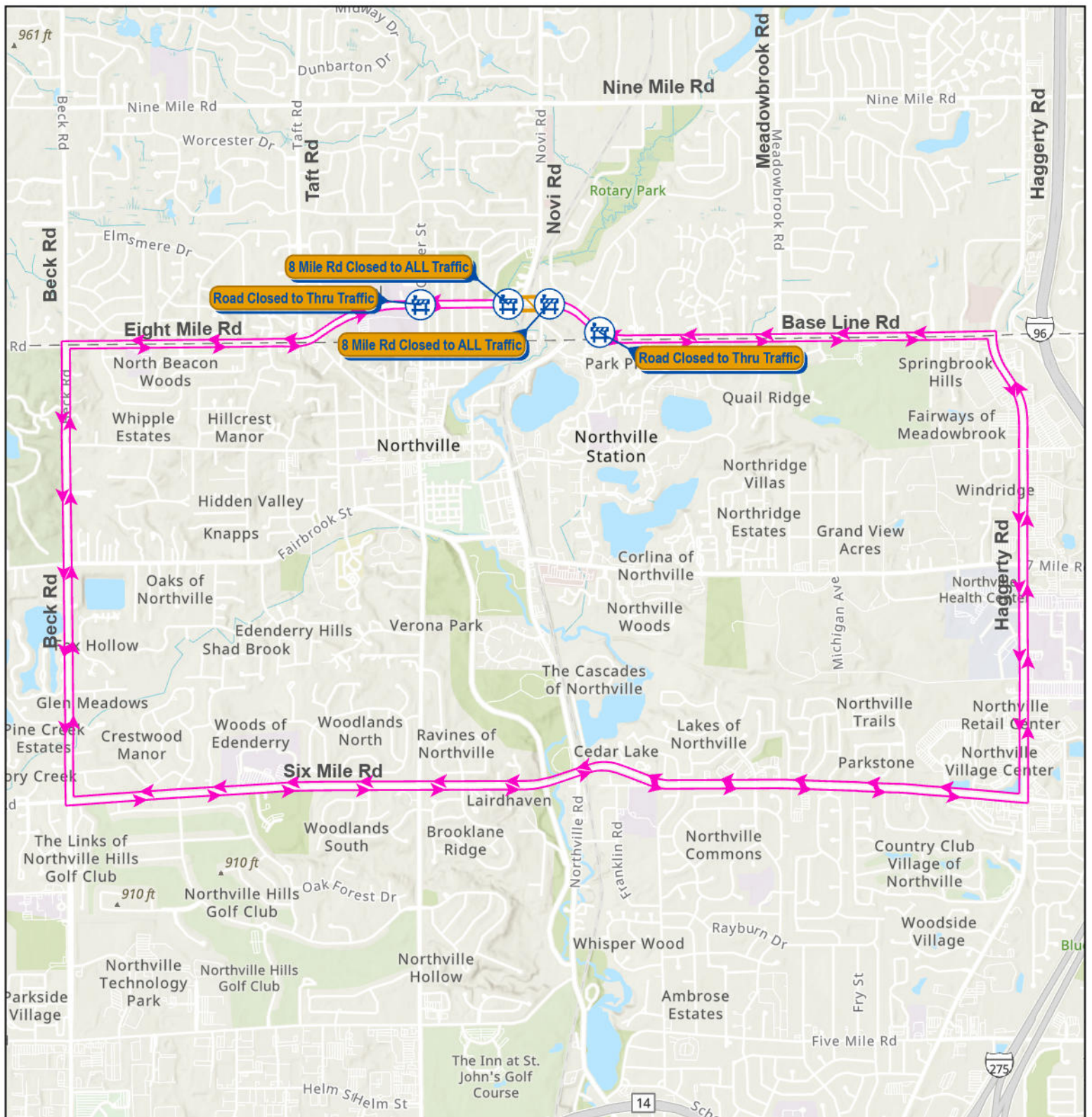


Novi Rd Reconstruction Allen Dr to Nine Mile Rd

0 750 1,500 3,000 4,500 Feet



Map Print Date: 2/24/26
Map Author: K. Blough



8 Mile Rd/Base Line Rd over the CSX railroad tracks will be **closed to ALL traffic** for the duration of the project while the bridge repairs are underway.

The designated detour is 8 Mile Rd to Haggerty Rd to 6 Mile Rd to Beck Rd back to 8 Mile Rd and vice versa.

 Detour Route
 CLOSED to Traffic

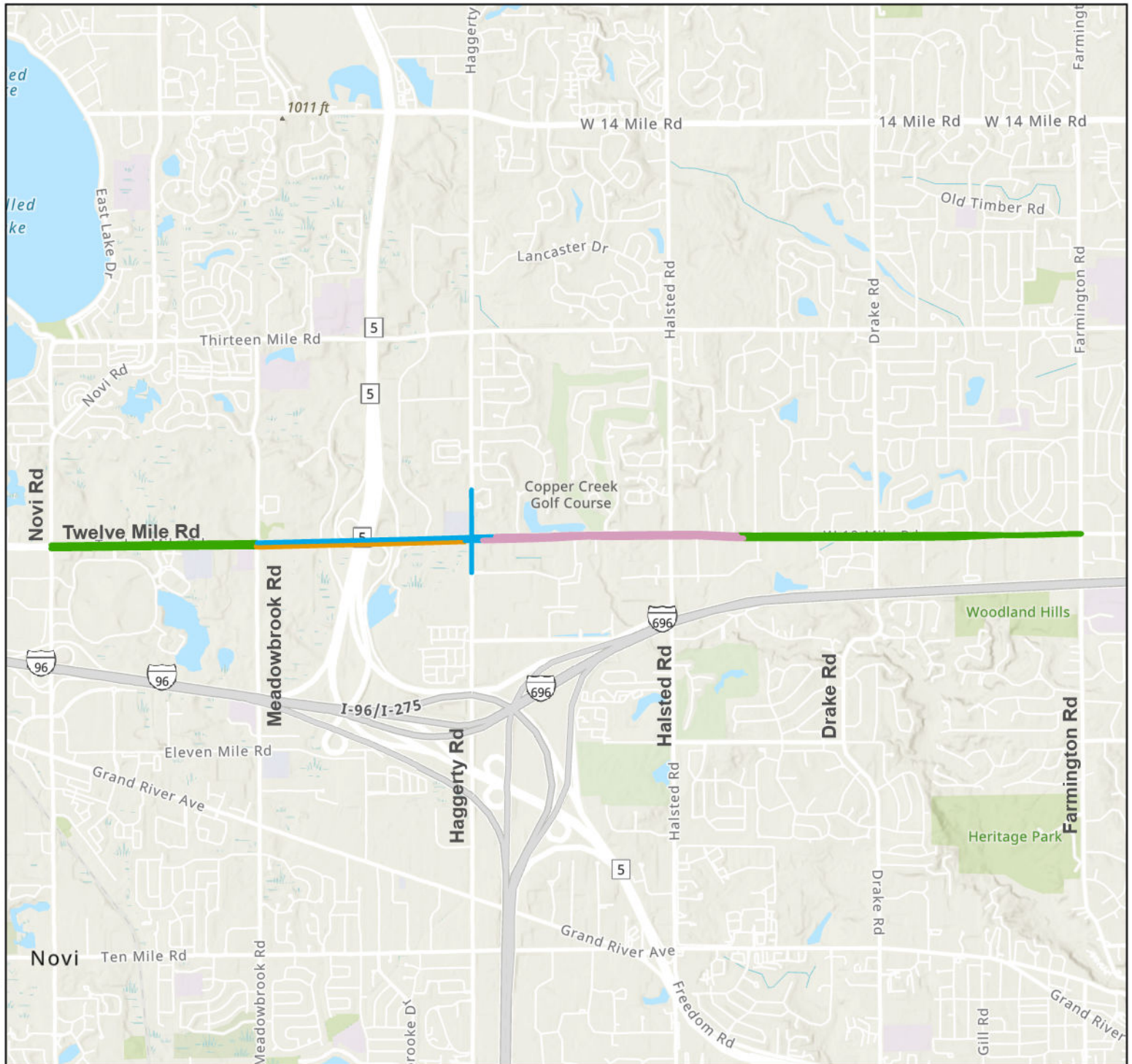


8 Mile Rd at CSX Railroad Bridge Novi Rd to Brickscape Dr

0 1,500 3,000 6,000 9,000 Feet



Map Print Date: 3/14/25
Map Author: K. Blough



Staging Plan

- Stage 1 (Summer 2026): Novi Rd to Meadowbrook Rd & Investment Dr to Farmington Rd
- Stage 2 (Fall 2026): Eastbound from Meadowbrook Rd to Haggerty Rd
- Stage 3 (Spring & Summer 2027): Westbound from Meadowbrook Rd to Haggerty Rd & Haggerty Rd Intersection
- Stage 4 (Fall 2027): Haggerty Rd to Investment Dr



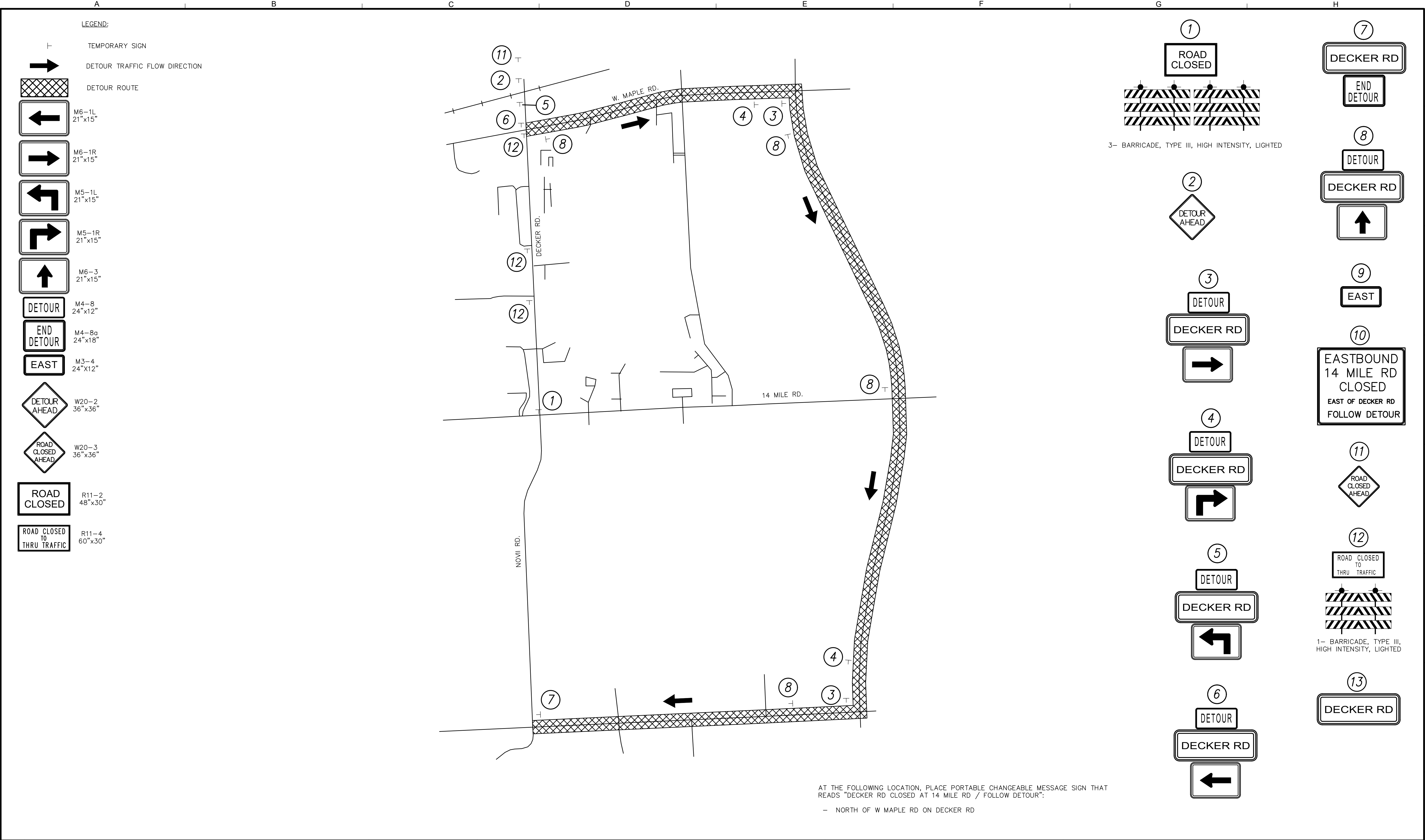
Twelve Mile Rd Rehabilitation Novi Rd to Farmington Rd

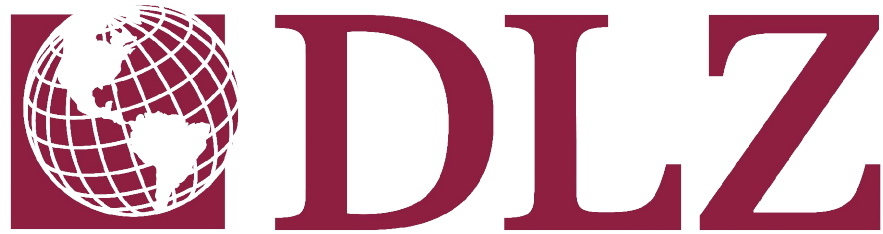


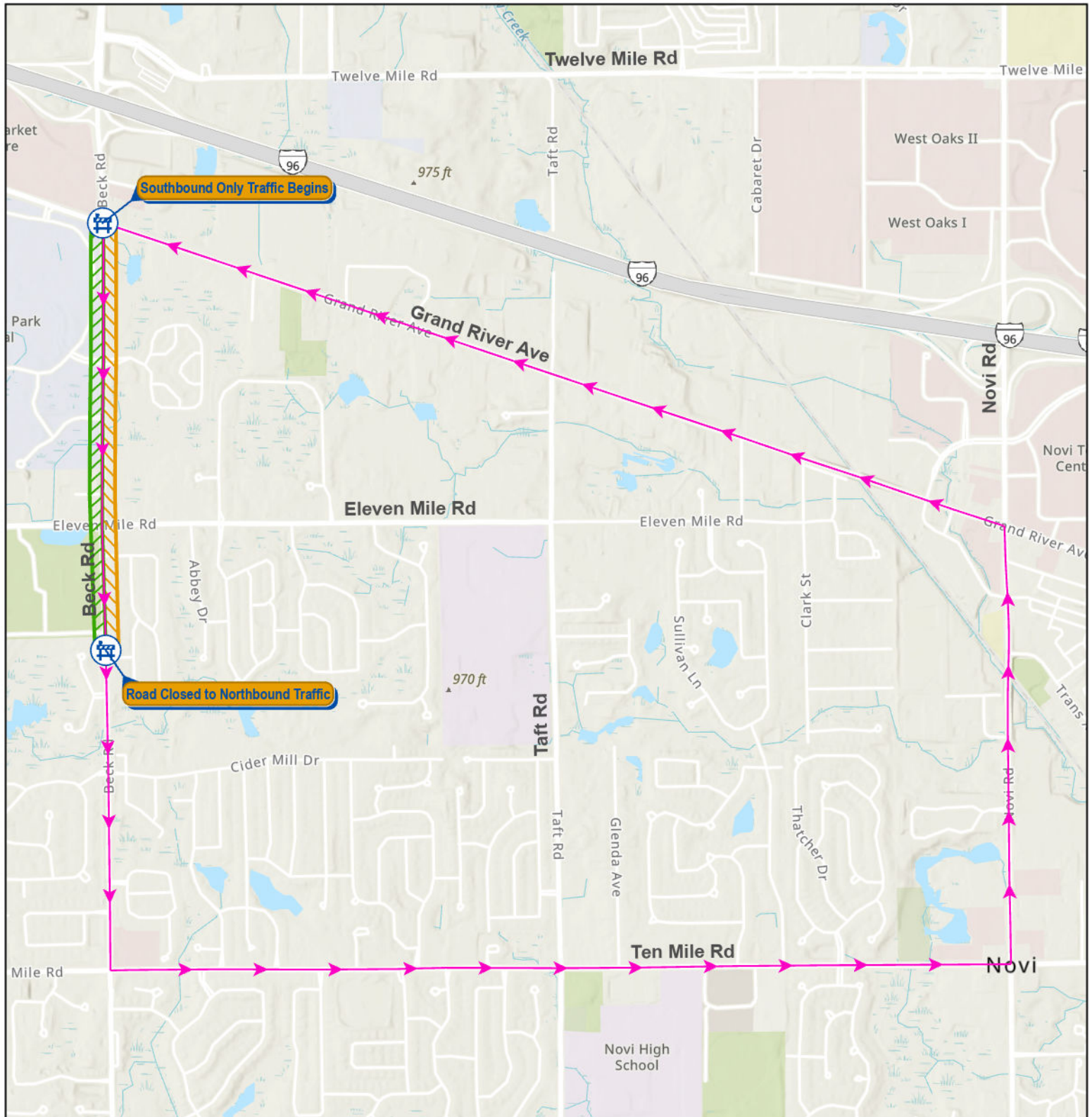
Map Print Date: 2/24/26
Map Author: K. Blough

PLOT DATE: 12/24/2025 12:52 PM

PATH: X:\PROJECTS\2025\2545\799200 RIC-MAN CONSTRUCTION\CIVIL\CAD\SHSHEETS\C-913.DWG CAD USER: BEN LEHMAN, P.E., LEED AP



F					DESIGNED BY:	B. LEHMAN		14 MILE ROAD WATER MAIN REPAIR			EGLE PERMIT No.	-
E					DRAWN BY:	B. LEHMAN					GLWA CONTRACT No.	-
D					CHECKED BY:	D. HOEH					GLWA CIP No.	-
C					APPROVED BY:	D. HOEH					DRAWING No.	C-913
B												
A												
No.	DESCRIPTIONS / REVISIONS	CHK'D	APPR	DATE				MAINTENANCE OF TRAFFIC PHASE 1B DETOUR - SB DECKER RD				
								DECEMBER 24, 2025				



Beck Rd is **closed to northbound traffic** from Sanford Dr to Grand River Ave for the duration of this project.

Northbound traffic should navigate around this closure using 10 Mile Rd to Novi Rd to Grand River Ave and back to Beck Rd.

-  Detour Route
-  CLOSED to Traffic
-  OPEN to Traffic

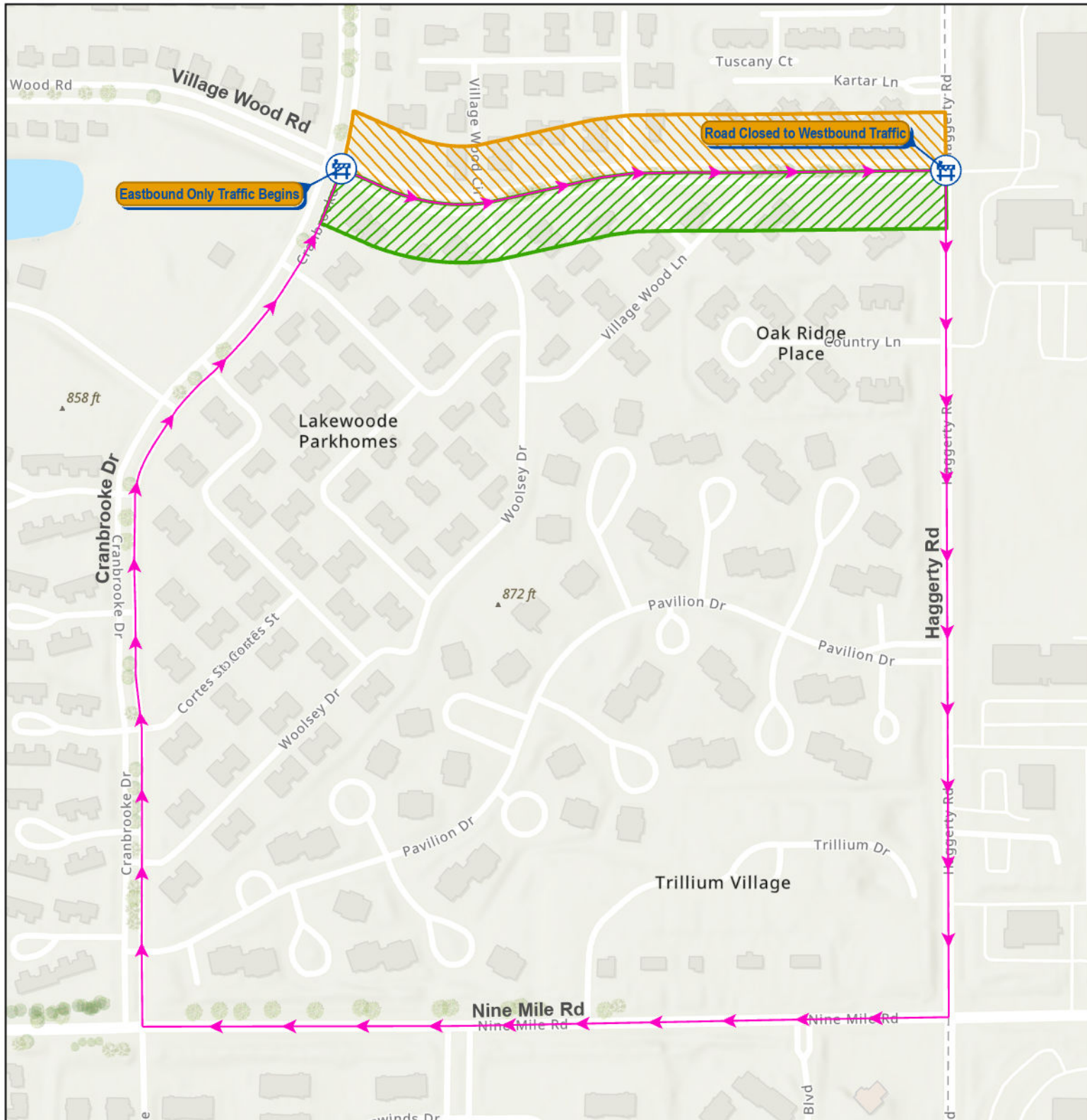


Beck Road Widening 11 Mile Rd to Grand River Ave

0 800 1,600 3,200 4,800 Feet



Map Print Date: 4/7/26
Map Author: K. Blough



Village Wood Rd is **closed to westbound traffic** from Haggerty Rd to Cranbrooke Dr for the duration of this project.

Westbound traffic should navigate around this closure using Haggerty Rd to 9 Mile Rd to Cranbrooke Dr and back to Village Wood Rd.

-  Detour Route
-  CLOSED to Traffic
-  OPEN to Traffic



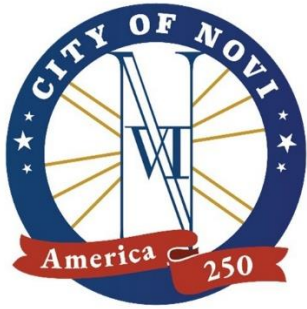
Village Wood Rd Reconstruction Cranbrooke Dr to Haggerty Rd

0 175 350 700 1,050 Feet



Map Print Date: 2/23/26
Map Author: K. Blough

MEMORANDUM

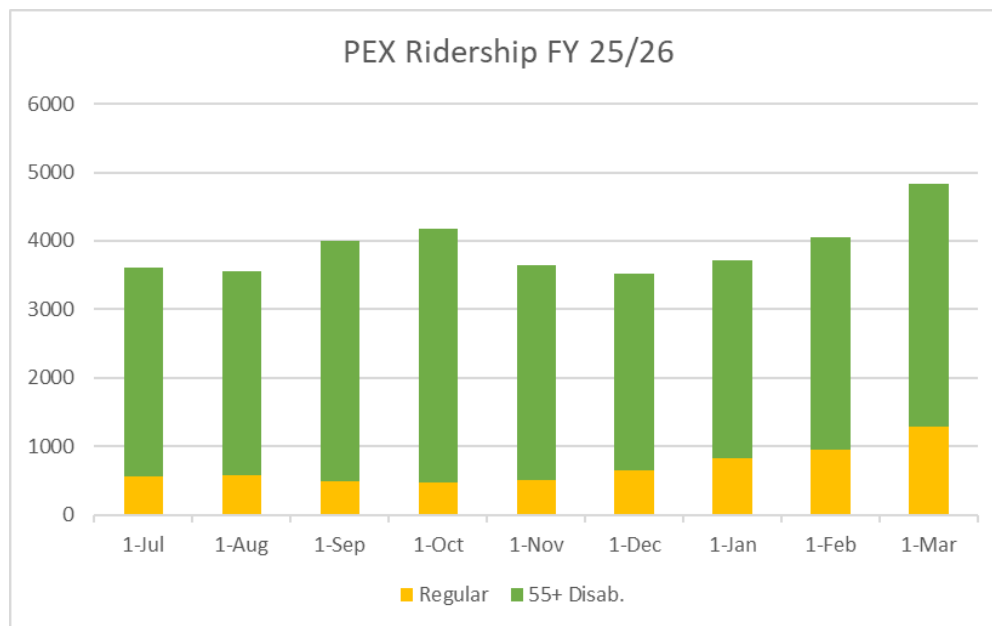


TO: VICTOR CARDENAS, CITY MANAGER
FROM: REGINA SWICK, GRADUATE MANAGEMENT ANALYST
SUBJECT: TRANSIT USAGE: JAN 1, 2026 – MARCH 31, 2026
DATE: APRIL 23, 2026

The purpose of this memorandum is to provide a quarterly update on the community's use of fixed-route bus service through SMART, as well as demand-response service through People's Express.

People's Express (PEX)

People's Express continues to provide essential demand-response transportation for Novi residents. Ridership continues to increase, with the majority of trips serving residents age 55 and older or those with a disability. Medical and dialysis-related trips account for a significant share of overall usage underscoring the service's critical role in supporting access to healthcare and other daily needs. Staff will continue to coordinate with PEX leadership to monitor demand and ensure that service capacity aligns with community needs.



The City continues to subsidize rides for seniors and residents with disabilities. For FY 2025–2026, **\$80,000 is budgeted** for this program. From January 1 through March 31,

2026, People's Express provided 12,601 total trips, of which 9,539 were subsidized by the City. City subsidy costs for the quarter totaled **\$19,078**.

An additional \$7,997.43 was spent for OAS travel programs and facilities refresh for the OAS suite when transportation transitioned over to PEX. The remaining balance budgeted is **\$14,454.57**.

This Quarter		FY Balance to date	
Total Rides	12,601	Budgeted	\$80,000.00
55+ Riders with disabilities	9,539	Used	\$65,545.43
Subsidized (\$2/resident)	\$19,078	Balance	\$14,454.57

Rents from PEX

On December 15, 2025, Council approved an amendment to the service agreement with PEX, increasing rents from \$600 to \$2,000 per month. This quarter, \$6,000 has been received. Total for FY 25/26 is **\$15,600**.

SMART

Since the previous quarter, SMART routes serving the community experienced a 12 percent decrease in ridership, with total quarterly ridership reaching 18,780 passengers. This reflects a seasonal decline of 2,482 riders from the prior quarter. Despite this decrease, overall usage remains strong, with ridership up 62.8 percent compared to the same quarter last year. This sustained year-over-year growth indicates that fixed-route transit continues to gain popularity in the community, even with typical seasonal fluctuations.

The 305 Grand River route continued to carry the highest volume of riders, averaging approximately 133 boardings per day, while the 740 Twelve Mile route averaged 72 daily boardings. Ridership on Route 805 remains comparatively low.

SMART Ridership Data: Q1, 2026

Route		This Qtr	Change	Per	Per	Per	% Change
		Riders	Since Last Q	Day	Week	Hour	Since Last Q
305	Grand River	12,011	-1,692	133	923.92	8.09	-12%
740	Twelve Mile	6,480	-698	72	498.46	4.36	-10%
805	Grand River Park	289	-92	3	22.23	0.19	-24%
Total		18,780	-2,482	209	1444.62	12.65	-12%

Novi All Transit Ridership: Q4 2023 – Q1, 2026

Taken together, SMART fixed-route services and People's Express demand-response transportation indicate sustained and growing reliance on public transit within Novi. While quarterly fluctuations are expected due to seasonal and travel pattern changes,

year-over-year data reflects meaningful growth in overall ridership. These trends reinforce the importance of continued collaboration with regional transit partners and data-driven planning to ensure services remain accessible, efficient, and responsive to resident mobility needs.

